

UNIT 1 LOT C
CONCOURSE CROSSING PHASE 1
OR 2554/1692

VISION INVESTMENTS GROUP FL LLC
95433 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0001-00C0



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Roof Cover	12	MODULAR MT 0			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2.5	100			
Frame	02	WOOD FRAME 100			
Stories	2.	100			
Units	0	100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4095.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	2024	752	81,803
FGR	285	55	2024	157	17,078
FOP	25	30	2024	8	870
FOP	144	30	2024	43	4,678
FUS	1,072	100	2024	1,072	116,612
STR	52	10	2024	5	544
TOTALS	2,330			2,037	221,585

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,037	108.7800	108.78	221,585	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2025											
Heated Area: 1824						HX Base Yr					
18 15 4 13 4 48 40 5 20 13 18 4 6 6 12 10 39 45 6 7 5 5 3 23 18 13 FUS 2024 TI 2024 FOP 2024 BAS 2024 FGR 2024 FOP 2024											